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**CHECKLIST & TABLE OF CONTENTS**

**APPLICANT:** Town of Mount Airy

**NAME OF SUSTAINABLE COMMUNITY:** Mount Airy, Maryland

**Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows:**

- ☐ **TAB #1     Applicant Information**
- ☐ **TAB #2     Sustainable Community Baseline Information - In addition to hard copies of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. Maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, wolters@mdhousing.org.**
- ☐ **TAB #3     Local Capacity to Implement Plans & Projects: Attach Sustainable Communities Workgroup roster noted in Section III**
- ☐ **TAB #4     Sustainable Community Plan**
- ☐ **TAB #5     Progress Measures**
- ☐ **TAB #6     Local Support Resolution**
- ☐ **TAB #7     Signed Sustainable Community Application Disclosure Authorization and Certification**

**All documents on this checklist are mandatory.  
Failure to provide the requested document will automatically deny your application.**

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**I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION****Name of Sustainable Community:** Mount Airy, Maryland

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**Legal Name of Applicant:** Town of Mount Airy

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**Federal Identification Number:** 52-6013055

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**Street Address:** PO Box 50, 110 South Main Street

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**City:** Mount Airy**County:** Carroll**State:** MD**Zip Code:** 21771

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**Phone No:** 301-829-1424**Fax:** 301-829-1259**Web Address:** <http://www.mountairymd.org>

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**Sustainable Community Contact For Application Status:****Name:** Monika Weierbach**Title:** Town Administrator

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**Address:** 110 South Main Street**City:** Mount Airy**State:** MD**Zip Code:** 21771

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**Phone No:** 301-829-1424 x18**Fax:** 301-829-1259**E-mail:** [mweierbach@mountairymd.org](mailto:mweierbach@mountairymd.org)

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**Person to be contacted for Award notification:****Name:** Monika Weierbach**Title:** Town Administrator

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**Address:** 110 South Main Street**City:** Mount Airy**State:** MD**Zip Code:** 21771

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**Phone No:** 301-829-1424 x18**Fax:****E-mail:** [mweierbach@mountairymd.org](mailto:mweierbach@mountairymd.org)

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

Through this section, applicants will demonstrate that trends and conditions in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, natural resources, the local business and residential districts show a need for new or continued revitalization reinvestment. Demographic data and trends provided by Applicants should support the choice of the proposed Sustainable Community Area boundary and help form a basis for needs and opportunities to be addressed through the initiatives and projects described in the Sustainable Community Action Plan (Section IV).

POINTS IN THIS SECTION WILL BE AWARDED BASED ON THE SC AREA'S NEED FOR REINVESTMENT AS EVIDENCED BY THOROUGH DESCRIPTIONS OF CURRENT CONDITIONS OR TRENDS (and will not be based upon current or planned revitalization activities which will be covered in Section IV).

### **A. Proposed Sustainable Community Area (s):**

**County:** Carroll

**Name of Sustainable Community:** Mount Airy, Maryland

**Include boundary descriptions and a map of the Sustainable Community. In addition to hard copies of the of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. If possible, maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, [Wolters@MdHousing.org](mailto:Wolters@MdHousing.org)**

The Mount Airy Sustainable Community Area comprises properties near and adjacent to the Mount Airy Main Street, including our historic downtown district. The area includes the main commercial areas of the Town, west of MD 27 corridor and encompasses several parkland areas and a major school complex residing within the Carroll/Frederick County boundaries. This designated area includes opportunities for downtown revitalization funding and redevelopment of primary commercial corridors of the Town. Other opportunities presented by the designated area are focused on tying major transportation corridors from the southern end of the Town to the area directly north of the historic downtown. Please note that there are properties included on either side of the roadways indicated within our proposed boundaries. (see enclosed map)

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**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

Approximate number of acres within the SC Area: 926.00

Existing federal, state or local designations (check all that apply):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Community Legacy Area   | <input type="checkbox"/> Designated Neighborhood                        |
| <input checked="" type="checkbox"/> Main Street             | <input type="checkbox"/> Maple Street                                   |
| <input checked="" type="checkbox"/> Local Historic District | <input checked="" type="checkbox"/> National Register Historic District |
| <input type="checkbox"/> A & E District                     | <input type="checkbox"/> State Enterprise Zone Special Taxing District  |
| <input type="checkbox"/> BRAC                               | <input type="checkbox"/> State Designated TOD                           |
| <input type="checkbox"/> Other(s): _____                    |   |

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

### **Prior Revitalization Investments & Smart Growth:**

**(a) List and describe any significant State and local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community? (Answer Space 4,000 characters)**

Downtown Mount Airy was fortunate to be able to qualify for Community Legacy Funding on two separate occasions. The first opportunity to utilize funding was in 2007, when the Town used funds to improve the main downtown parking lot area and the parking lot lighting was replaced to reflect the downtown renovation and private investment being made in the area. The second occasion was in 2008, after a devastating fire destroyed a city block of buildings directly adjacent to Town Hall in the downtown historic area of the Town. Unfortunately, one of two buildings destroyed had been previously renovated and thus proved to be a greater loss. The Town worked with the property owners to fast track site plans and building renovation plans to get the reconstruction started as quickly as possible. The displaced businesses moved into temporary quarters in the downtown area and the rebuild construction was started and finished within 18 months. In all, seven vital businesses were assisted with this funding and also opened up the door to create more space for incoming incubator businesses. The Community Legacy funding proved to be a significant impetus to our downtown revitalization and continued viability. Through the Mount Airy Main Street Association, the Town participates in the Neighborhood Business Works Program. Over the last several years, grants to downtown businesses have helped to restore the facades of several historic buildings.

**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(b) Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area. For instance, does your area have higher development fees than outer "cornfields"?**

*(Answer Space 4,000 characters)*

The biggest obstacle the Town faces in meeting Smart Growth objectives is lack of consistency amongst and between competing state government agencies that legislate (MDP) and regulate (MDE) growth patterns in the State. For example, the absence of a consistent and predictable process for water supply expansion and allocation from MDE presents challenges to private investors and Town government with regard to the timely provision of utilities and infrastructure serving new growth. Absent this predictability, private investors are more likely to seek a "path of least resistance" and pursue new construction projects either on private well and septic or in other communities where available capacity is more readily available. In each case, the Town loses revenue and development opportunities, while the State experiences a loss of more rural land to new housing or scattered commercial development beyond PFA boundaries.

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

### **B. Community Conditions: Strengths and Weaknesses**

**(1) Describe the strengths and weaknesses in the proposed Area's existing built environment. For example, what is the condition of housing? Are there underutilized historic buildings and cultural places? What is the condition and availability of community parks and recreational assets? Are there transportation assets? What is the current condition of community infrastructure such as roads and lighting? (Answer Space 4,000 characters)**

Mount Airy's Community Sustainability area includes many local businesses that are doing relatively well considering the current economic climate. The housing stock is stable, schools are excellent, and the Town continues to look for ways to increase and improve its parks and recreational opportunities for its residents.

In addition to the Town's proactive Economic Development Commission, many civic organizations including the Mount Airy Main Street Association, Kiwanis Club, two Lions Clubs, and Chamber of Commerce, to name a few, work to enhance and improve the quality of life in the community as well as to encourage residents to take advantage of local shops and events.

The Town's parks and recreational facilities are well maintained and utilized by many citizens and groups. Access to public school facilities, such as fields and private gymnasiums, are also available to residents. Local public adult and youth non-athletic activities, however, are limited by a of lack of facilities and funding.

The Town also benefits from the availability of a locally operated transit service, the Carroll Area Transit System (CATS). CATS are a contractor to the County that provides valuable demand response services and regular transit services to local residents.

With some exceptions, generally, the Town's infrastructure is adequate to meet current needs. However, constraining economic development in the historic downtown area is the size of some water pipes. Two major downtown revitalization/redevelopment projects have not gone forward due to the inadequate water delivery system. Funding and the general state of the economy could continue to restrict revitalization initiatives. Also, the Town needs to improve bike and walking paths throughout the Sustainability Area as well as address safety concerns of our pedestrians shopping and attending events in the downtown historic district. Rails-to-Trails and a downtown sidewalk improvement project are in process and should help to encourage residents to visit downtown on foot and by bicycle. The Town continues to examine ways to further connect all parts of the community via a system of bike paths, sidewalks, and walking paths.

Currently the Town lacks broadband access. Working with Carroll County, Mount Airy expects to connect to broadband service within the next twelve to eighteen months.

Local work opportunities are limited especially for higher skilled residents. Many residents have lengthy commutes to southern and eastern job markets. The Town and Carroll County are looking at the possibility of establishing a local business park to attract jobs to the community. If this effort succeeds, some residents may significantly reduce their commute time and distance. However, any material improvement in available jobs will be constrained by MDE's water permitting criteria and other infrastructure issues.

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(2) Describe the Area's land use/zoning make-up (residential, commercial, industrial, and mixed-use). Is the current land use or zoning conducive to revitalization investment? (Answer Space 4,000 characters)**

Mount Airy's primary land development is in low-density residential housing. The Town had a major growth surge between 2000 and 2010. In fact, the Town population grew 44%, a testament to the desirability of its location. The physical make-up of the land-use in the Town is 16% open space, 53% low-density housing, 11% medium and high density housing, 9% commercial uses, 11% office and industrial uses. Our downtown zone is our primary area of mixed-use. The downtown historic area of the Town is now a mixture of service and retail uses with apartments above.

The areas of existing major commercial development are along the Main Street and MD 27 corridors traveling north of Interstate 70 and in the downtown area. The main areas of industrial and employment development reside on the east side of the Town, in Carroll County. The large low-density subdivision areas are on the peripheral western, northwestern and northeastern sections of the Town.

There are good redevelopment opportunities within the corridors leading to downtown where zoning already exists within the corridors of Main Street and MD 27 located on the eastern side of Mount Airy. The Town is looking to provide possible mixed-use projects in these infill areas and most importantly within the last undeveloped corridors leading into downtown.



## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**3) Describe strengths and weaknesses in basic features of community quality-of-life. For instance, is crime an issue for this SC Area? What is the condition and quality of educational choices available to the community? Are artistic, cultural, or community resources, events or facilities within or accessible to residents in the proposed SC Area? (Answer Space 4,000 characters)**

The Town of Mount Airy has many desirable qualities and is known for its small town charm, and for providing a high quality of life for its residents. Mount Airy is an aesthetically pleasing Town and has a large inventory of historic homes along its Main Street Corridor which have maintained their architectural integrity. Even the newer residential developments provide a pleasant atmosphere with good community amenities and traditional architecture.

As a medium-sized municipality, Mount Airy offers a comfortable level of public services with a good variety of commercial businesses to enjoy. The Town is known as a bedroom community to the larger Washington- Baltimore suburban job market, and populated by families with school age children. The facilities present in the Town reflect that population base.

Mount Airy is a half-hour from the cultural centers of Westminster (Carroll Arts Center) and the Frederick Weinberg Theatre. It is also located approximately 45 minutes from downtown Baltimore (Hippodrome and Lyric theatres). These time estimates do not take into consideration rush hour traffic as most people enjoy these activities on the weekend. The Strathmore Theatre in Montgomery County, south of Mount Airy, is about 45 minutes away.

Carroll Community and Hood Colleges are accessible and are about twenty minutes away. McDaniel and Frederick Community College are both about thirty minutes in drive time.

In general, Town crime rates are low, in spite of what is traditionally considered a relatively low number of police officers per population.

A major weakness of the Town of Mount Airy is the fact that it is divided into two Counties, producing logistical challenges for coordination between the Town, Carroll, and Frederick County government structures. The Town also has two different County tax rates and two completely separate school systems that the children attend. Any infrastructure or facilities planning is negotiated with each county separately.

Fortunately, the Town maintains a good working relationship with both counties, although there are differences in funding levels between Carroll and Frederick County. Carroll County provides more funding to the Town for shared public facilities. Despite the county divide within the Town, Mount Airy still remains an excellent location to live due to its proximity to major job markets and larger commercial shopping and entertainment districts within 30 minutes to 1 hour of drive-time.

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

### **C. Natural Resources and Environmental Impact: Strengths and Weaknesses**

**(1) Describe the strengths and weaknesses of the community's "natural environment." in or near the Sustainable Community Area. What is the current condition of key natural resources - lands, air, water, watersheds, tree canopy, other? If the community is located in a coastal zone, what risks might the community be subject to associated with climate induced sea level rise? (Answer Space 4,000 characters)**

The Town of Mount Airy sits astride a ridge in central Maryland and has an average elevation of 816 feet above sea level. The Town is settled among a rolling terrain landscape and nestled among a strong agricultural community. There is much to capitalize on due to its inherently beautiful setting. The view sheds and vistas within the Town make it pleasant with a lot of opportunities for park like settings especially in the peripheral areas of town. The Town has fortunately been able to retain and add to its significant tree cover over the years. This is environmentally advantageous and offsets many of the paved areas of new development. The Town also resides in five separate watershed areas that allow us to get groundwater recharge from several different well fields without conflicting with adjoining wells in each County.

The community's primary concern is the necessity to work with two county governments that, at times, have varying approaches to addressing "natural environment" considerations. This can inhibit the Town's ability to meet its objective of providing a smooth and "green" transition from the higher density residential and commercial in-town area to the surrounding rural area. In addition, the Town's water permits are based on the recharge acreage within the Town limits. This is a significant impediment to achieving the goal of encouraging commercial growth in the Town whereas the current policy tends to foster sprawl.

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(2) Describe the strengths and weaknesses of any current efforts to reduce the community's "carbon footprint" or impact on the environment. Is recycling (commercial or residential) available to minimize waste? Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? Describe any current energy or water conservation efforts that may be underway. If the community has not implemented one of the above initiatives, has the community identified a need or interest to pursue these or other efforts to reduce environmental impact, for instance through the new Sustainable Maryland Certified initiative? (Answer Space 4,000 characters)**

The Town is currently participating in the Maryland Energy Administration grant to provide solar panels on a Town owned facility and has been successful getting bids within the financial limits of the State Grant. The Town is also encouraging and providing infrastructure improvements to allow mixed-use developments to occur in the historic downtown area to minimize the need for car use and widening the pedestrian network radiating out from the downtown shopping district. The Town is encouraging all new development and building to be oriented towards achieving some level of Leadership in Energy and Environmental Design (LEED) certification. Sometimes this is a cost prohibitive alternative for some property owners. Any new developments occurring in other portions of Town are encouraged to use green building materials and to encourage more water infiltration and less paving of the land.

The Town of Mount Airy has been handling several forms of solid waste and recycling for town residents for several years. A curbside recycling program has been in operation since 1992. The program has been well received by the community, and there are several other "recycling" types of services that Mt. Airy has provided. For example, the Town, in conjunction with the Jaycees, holds bulk trash pickups in the spring and in the fall. In spring of 2011, 21 tons of bulk items were collected within one day. Last winter, the Town also collected Christmas trees in a special pickup conducted for residents. During the summer months, yard waste has been collected on a scheduled basis for Mount Airy residents every two weeks on Saturdays.

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(3) Describe the strengths and weaknesses of the jurisdiction's current stormwater management practices and how these may affect the proposed SC Area. Is redevelopment and retrofitting of infrastructure an issue or opportunity in this SC Area? Stormwater runoff is a significant source of pollution to Maryland's streams and the Chesapeake Bay. Buildings constructed before 1985 have little or no stormwater controls, and development between 1985 and 2010 have some controls. Updated stormwater regulations passed by Maryland's General Assembly in 2010 require that development and redevelopment projects utilize stringent stormwater controls. Sustainable Community Areas may have opportunities for redevelopment practices that can reduce stormwater flows. (Answer Space 4,000 characters)**

The Town complies with the State of Maryland's stormwater management regulations and utilizes the Carroll County Development Review Office to review all land development projects. Periodic inspections of these facilities are done by Carroll County. An annual storm pond maintenance contract is funded by the Town to ensure compliance with all regulations and to keep these stormwater management facilities looking compatible with their surroundings. The difficulty comes with retrofitting facilities when regulations change. The Town is currently responsible for the maintenance of over thirty facilities.

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

### **D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses**

**(1) Describe the jurisdiction's current economic strengths and weaknesses. For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area's economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation.**

*(Answer Space 4,000 characters)*

Mount Airy's location at the meeting point of four Maryland counties and its proximity to major regional employment centers of Baltimore and Washington DC provide for a desirable place for people to live while employed in the Baltimore/Washington area.

Mount Airy has excellent interstate access with the advantage of having a major Interstate Highway (Interstate 70) bordering on one side. An original east-west connection between Baltimore and Frederick is Route 144, which lies near to and within Mount Airy. Travel north, south, and around Mount Airy is served by MD 808 (Main Street) and MD 27 (Ridge Road). These four roadways serve residents, businesses and travelers with the means to travel to Frederick, MD and Baltimore MD, and also provide a direct route north to Westminster, MD and south into lower Montgomery County, MD employment centers, as well as support firms interested in commercial development within Mount Airy.

Mount Airy has several corridors of zoned land that lend themselves to excellent development opportunities provided the infrastructure demands do not exceed what is available at the time of development.

The increase in population has contributed to a rise in the general business activity of the town for service and retail such as grocery store chains, restaurants, convenience stores, daycare facilities, and medical services. In addition, business transaction volume is also boosted by special craft stores and gift shops. The steady increase in population growth and regional population has aided local and new businesses to locate or expand within the designated commercially zoned areas of town.

Mount Airy is working with Carroll County to expand broadband services within the next 12 to 18 months. Individual businesses within Mount Airy provide spot access through WI-FI stations as well.

The Town of Mount Airy is working with Frederick, Carroll and Howard County community colleges to provide a training center within Mount Airy primarily aimed at providing medical career related training. The center will provide career training, easing critical workforce shortages today while preparing students for jobs tomorrow. In addition, local community leaders are being encouraged to support the creation of small businesses within the downtown area of Mount Airy.

Town residents have educational levels equivalent to or slightly above Maryland statewide levels. Ninety percent of the population 25 years and older have obtained a high school diploma or higher level of education.

The resident workforce of Mount Airy is employed in a wide variety of job classifications, but the majority of the town residents' fall into two general categories. The first are those persons who are employed in professional, technical, and administrative jobs and the second category is production, craft, and manufacturing jobs. The first classification is 50% of the total employment categories for town residents. The second category represents 27% of the total. The remaining jobs are primarily in service occupations, farming, and general labor (15%) and in miscellaneous categories (8%).

Overall, the number and type of jobs being created in the community, mostly service and trade oriented, do not serve the resident or surrounding population with employment opportunities commensurate with the education level of the population. Consequently, the majority of the workforce in Mount Airy will continue to commute out of the immediate area for work.

Finally, a key barrier to Mount Airy economic competitiveness is the limitations placed on water supply and wastewater capacity by the Maryland Department of the Environment (MDE). Another barrier to be addressed is the capacity adequacy of the public school systems of Carroll and Frederick Counties to accommodate students from Mount Airy.

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(2) Describe the jurisdiction's housing market and access to affordable workforce housing. What are the trends in residential construction (rental and homeownership), homeownership rate, foreclosure rate and, property values. Describe how and whether your jurisdiction's prevailing housing costs - both homeownership and rental - are affordable to households below 120% AMI, 80% AMI and 50% AMI. What efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above? (Answer Space 4,000 characters)**

The Town has developed over the course of many years with primarily single-family housing. The current stock of housing is still predominantly single-family, still the preferred type by new residents. There have been more incidents of townhouse communities in town that range from small groupings of townhouses to developments of 100 to 200 units. The town has very few apartment complexes that remain as rental units. The Town zoning ordinance provides for the allowance of several different densities to be utilized either individually or together in various combinations. At this time, the town does not have a PUD (Planned Unit Development) type of zoning that combines existing residential densities with commercial or public uses. The current inventory of housing is shown, broken down into the following categories:

Low Density Residential - 55% - All Single Family Larger Lots - 1/3 to 1/2 acre

Medium Density Residential - 30% - All Single Family Smaller Lots- 1/4 to 1/8 acre

High Density Residential - 15% - Townhouses and Multi-family

At this time, there are less than 1% of the homes in the Town in some stage of foreclosure.

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(3) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors). (Answer Space 4,000 characters)**

The current 2012 Town population is 9,305 persons. The 2010 Census Bureau estimate is 9,288 persons. Between 2000 and 2010, the Town grew tremendously, forty-four percent. Thirty-two percent of the Town population is under the age of 18, and 51.5% are female. The Town is very homogenous with 92.1% white population, 2.4% black and 5.5% other. The majority of the Town population have high school educations, (93.3%) and 38.9% have a bachelor's degree or higher. The 2010 Census estimate for our Town housing units is 3,225, or 3,019 households. The Town has a high homeownership percentage of 84.3%. The housing inventory includes 9.4% of the structures in multi-unit structures. The person per household rate is 2.95, very similar to 2000 which was about 3.0 persons per household. The per-capita income in 2010 dollars was \$35,776, with a median household income level of \$99,160, and only 4.6% of the Town households below the poverty level.

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### **III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS**

#### **A. Organizational Structure:**

**Describe the Applicant's organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan? (Answer Space 4,000 characters)**

The Town of Mount Airy is a Council-Mayor form of government. Five Town Council members are elected with staggered terms. The Town has an election every two years. The Town controls all of the land development activity with their own Town Planning Commission, Parks and Recreation Board, Board of Appeals, Ethics Commission and several other Town Commissions regarding public facilities such as water and sewer, sanitation and recycling, economic development and beautification.

Sustainable Communities Workgroup Credentials:

- David Pyatt, P.E, Chairman, Councilman
- Peter Helt, Council President
- Patrick T. Rockinberg, Mayor of Mount Airy
- Bernard M. Quinn, P.E., Town Engineer,
- Monika Weierbach, Town Administrator/Zoning Administrator, AICP/ICMA
- Bill Butts, Planning Commission Member, Kiwanis Club
- Erin Tunkel, BeLocal Mount Airy Co-Founder
- Bill McCullough, Secretary, Economic Development Commission
- Dick Swanson, Mount Airy Main Street Association
- Chris Spaur, Environmental Specialist, Army Corps of Engineers
- Millie Reagle, Downtown Merchant/Owner of Firehouse Pottery and Art, Co-Founder of the Arts Council
- Theresa Pstrak, Downtown Merchant/ Owner of Beautiful Faces Permanent Make-up Salon

Implementation of the SC Area plan will be done through the interaction of the SC workgroup with the Mount Airy Town Council and various Town commissions. The SC action plan will be incorporated into the ongoing Town's Master Plan update.



### **III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS**

#### **B.Organizational Experience:**

**Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the Sustainable Communities Workgroup, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan? (Answer Space 4,000 characters)**

The Town Council and other citizens that serve on the various volunteer boards and commissions have a wealth of experience in the working environment. Many are high level managers, business owners, federal, state or local government employees. The variety of experience amongst this dedicated group of people is significant and influential. The broad range of talents that the people who serve the Town is vast and very beneficial in developing the policies and plans that guide the Town government towards intelligent and sensitive development.

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### **III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS**

#### **C. Public Input:**

**How did residents and other stakeholders in the community provide input to Action Plan described below in Section IV? (Answer Space 4,000 characters)**

The Town is very serious about soliciting public input on all plans and projects. With a very active citizen participation level, all Town meetings are open to the public and invite participation and comment. There is a citizen comment period open during each Town Council and Planning Commission meeting each month. The Town also conducted two surveys, one in 2008 and another in 2011 to allow all citizens to express their opinions and suggestions relating to Town government operations, and how they desire to see the Town grow and develop. In addition, Mount Airy Main Street Association and the Mount Airy Economic Development Commission completed a downtown business survey in 2008 and the Town conducted a business survey in 2011.

The most recent survey was conducted by the Group "BeLocal Mount Airy", a local citizen group actively seeking to strengthen the Town's sense of community, sense of place, and local self-reliance. Their main goals are the following:

Grow Local: Supporting local farms, starting community gardens, encouraging back-yard gardens.

Play Local: Expanding local cultural and recreational opportunities, encouraging individual expression and sharing.

Shop Local: Strengthening the local economy by supporting local businesses, and encouraging local entrepreneurship.

Act Local: Engaging citizens through community-based volunteer activities.

Working collaboratively, BeLocal Mount Airy seeks to ignite our collective talents to find solutions to our common needs. By engaging residents, businesses, community organizations, and local governments in a process of imagination, planning, and hard work, this organization is devising creative ways to build a community that is connected, engaged, sustainable, and looks to one another for the greatest possible number of our needs.

## **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

### **A. Supporting existing communities & reducing environmental impacts.**

**(1) A community's approach to Smart Growth generally includes two inter-related areas of focus: encouraging reinvestment and growth in existing communities; and, discouraging growth that degrades natural resources, and farms and rural landscapes. Broadly describe your jurisdiction's Smart Growth approach and any significant accomplishments made over the last decade or so. (Answer Space 4,000 characters)**

The Town's population growth has given rise to new businesses. A good deal of the future growth of Mount Airy will be oriented towards mixed use commercial development and redevelopment of Main Street, creating an improved access and egress for the downtown area, opportunities to reduce traffic flow on Main Street (MD 808) and MD 27 and revitalization of existing underutilized properties. Serious consideration will be given to balancing out the commercial and mixed-use commercial developments in light of the significant amount of residential development that occurred in the twenty previous years. Priority will be given to all existing land inventory as listed in our Consent Agreement with MDE approvals.

A major parcel that has commercial development capabilities located along MD 27 at Center Street is planned for development. The parcel is located on the west side of MD 27, and totals 23 acres and is suitable for placement of commercial businesses and/or mixed-use development. Adjacent to that further west is a parcel residentially zoned that totals 13 acres, medium density residential and could yield approximately 25- 39 residential units depending on site restrictions. Development of this area will provide another access into and through Mount Airy and a means for funneling traffic through Mount Airy.

Another area suitable for investment is located in the current Main Street downtown development district and will permit mixed-use commercial/residential development. As a result of a major fire requiring the rehabilitation and restoration of four buildings, downtown revitalization has seen large private investment in the last seven years. The Town, County Economic Development Commission and the State of Maryland Department of Housing and Community Development and State Roads have supported this revitalization. Revitalization projects will continue to be given high priority for existing water allocations.

Still another property vacated several years ago is being identified as a site suitable for investment as part of the long-range plan for expanding the downtown shopping/residential area. This property lies adjoining the Main Street downtown corridor to the west. The old railroad right-of-way is also a part of this property and provides for a unique and critical opportunity for a mixed-use redevelopment project. A mixed-use development with a minor residential component will need additional water allocation to achieve build-out.

To guide growth and change within the Sustainable Community (SC) Area the Town of Mount Airy has included as part of its planning process Design Guidelines for Additions and New Construction and Rehabilitation of Historic Properties to provide property owners, architects, developers, and others with an understanding of how its citizens wish their community to be viewed. Funding to assist in the development of these documents was received by a grant from Community Legacy Funds, Maryland Department of Housing and Community Development.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) Describe any major investments in community infrastructure -water, stormwater, sewer, sidewalk, lighting, etc. -- that must be undertaken in order to improve the readiness or competitiveness of the proposed SC Area for private investment and compliance (if applicable) with TMDL regulations. Addressing the stormwater during redevelopment can reduce the pollution entering our streams and contribution to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community. (Answer Space 4,000 characters)**

The Main Street right-of-way and paving width are very narrow, and it has not been widened, nor have pedestrian sidewalk problems been addressed over time. The continuing challenge for the Town is to retain the character of Main Street, by limiting commercial development along its corridor to primarily the downtown area, but also enhancing its appeal by working with the State to improve its physical structure and upgrading or providing better pedestrian access with sidewalk and street lighting improvements. In addition, the Town continues to look at opportunities to relieve traffic flow on Main Street (MD 808) and MD 27.

The Natural Resources chapter of the current Town Master Plan addresses the location and protection of sensitive areas within the Town limits. Greater protective mechanisms are codified and address well-head protection area and floodplains. The Town development review process for site development, allows identification and protection of environmentally sensitive areas on a parcel by parcel basis. Carroll County implements the protection of the floodplain areas during the site development review process.

The Town of Mount Airy historically utilizes groundwater wells for its primary water supply and would like to continue that trend. The appropriated 0.927 MGD water system generally is in good shape, although it faces hydraulic challenges during emergency events and would benefit to see some strategic water main improvements. Only 1 of the 5 treatment/booster pump stations is out of date and requires an overhaul. That particular station is in the vicinity of 4 existing un-appropriated groundwater wells located on Carroll County property, outside the Town limits. The addition of these wells to the Town's water system would be directly in line with the needs of the Town to promote economic development and the combined cost to overhaul the station and develop the wells is estimated at \$2.9 million dollars.

The Waste Water Treatment Plant (WWTP) has reached its design and physical limitations at its present location and has a current 1.2 MGD capacity. The current size however does allow room for growth until the water system balances in capacity. The town's 40-year old wastewater system requires attention to large volumes of inflow and infiltration that impact the WWTP, but otherwise is in good working condition.

Mount Airy is making strides for the Town to be a walkable community with sidewalks and/or pathways connecting to all residential subdivisions to all commercial sectors. There are streets in the downtown zone and other areas still requiring sidewalks to make this happen. The Town is pursuing a portion of the abandoned railroad tracks to convert to Rails-to-Trails. Other portions will follow as this rail extends from Rising Ridge Road on the west side of town to the Nottingham Community on the east side of town. Numerous developments along this trail will eventually connect to the downtown zone via a pedestrian and cycling pathway.

Although all new subdivisions have curbs, gutters and storm sewer systems installed, it is the older sections of Town that need improvement. Due to flash flooding, the Town is looking to help the existing downtown merchants and to provide a system for new anticipated redevelopment projects.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Describe policies, initiatives or projects that the community will undertake or expand in order to reduce the SC Area's impact on the environment. Examples include but are not limited to: conservation or management of stormwater through retrofitting of streets and by-ways (Green Streets, rain gardens, etc.); retrofitting of facilities and homes for energy conservation; implementation of "green" building codes and mixed-use zoning; recycling of waste; clean-ups of watersheds; and, encouragement of "Buy Local" approaches that benefit local suppliers and food producers. A comprehensive menu of such actions may be found through the nonprofit Sustainable Maryland Certified initiative. (Answer Space 4,000 characters)**

The Town endorses and provides water saving conservation devices such as purchasing rain barrels for individual houses. The Town also provides at no cost to the resident, small household water saving devices for faucets and toilets. In 2006, the Town went through a water meter replacement program to replace all residential and commercial meters with digital meters which are more efficient and reduce the problems of readers missing any significant leaks. The Town contracts with a water loss company to evaluate the water line system and find significant leaks in the main lines and laterals to all homes and businesses. This has helped to greatly reduce water loss through leaks in the system.

There has been an increasing emphasis over the last six years on provision of interconnected streets between neighborhoods, bicycle and pedestrian pathways. More recently, the Town has implemented several of those road alignments as particular properties have come in for development plans. These new road alignments along with overall new subdivision design have emphasized the use of sidewalks on both sides of collector roads, but also within local roadways so the connections between neighborhoods is facilitated by sidewalks.

The Town continues to pursue opportunities to provide safe walking conditions throughout the town's neighborhoods and in the core downtown area. The Town has made a concerted effort to install sidewalks in locations in which they did not previously exist. The Town routinely requires sidewalk installation in older sections of Town with regards to in-fill residential development of varying sizes. Areas of commercial redevelopment along heavily traveled routes have also been required to provide sidewalks where there had previously not been any provided. Pedestrian crossings have been increased throughout the Town over the last five years with emphasis given to locations where there is continuous pedestrian access to public buildings such as schools, library, senior center or post office.

Frederick County and Carroll County have both implemented a trails/bikeways plan that has been incorporated into their Master Plans and includes involvement of all the 19 municipalities. These plans are being incorporated into the Town Comprehensive Plan Map for future facilities. Bike paths may also take the form of trails. This network is being designated into the transportation map of the Town Master Plan.

The Town of Mount Airy has been handling several forms of solid waste and recycling for town residents for several years. A curbside recycling program has been in operation since 1992. All paper, glass, plastic, paper, and cardboard are picked up weekly on the Carroll County side of the SC by the Town, with the Frederick County side of the SC having pickup by Frederick County every other week. The programs have been well received by the community, and there are several other "recycling" types of services that Mt. Airy has provided. For example, the town, in conjunction with the Jaycees, holds bulk trash pickups in the spring and in the fall. The town residents utilize these services greatly. In spring of 2011, 21 tons of bulk items were collected within one day. Last winter, the Town also collected Christmas trees in a special pickup conducted for residents. During the summer months yard waste has been collected on a scheduled basis for Mount Airy residents every two weeks on Saturdays.

Working with Main Street vendors and the Mount Airy Main Street Association (MAMSA) the town has supported activities encouraged to promote local vendors and also supports an open market during the summer producing fresh produce and other products brought in by farmers and other vendors.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

- Mayor and Town Council
- Town Staff
- Planning and Zoning Commission
- Economic Development Commission
- Mount Airy Main Street Association
- Water and Sewer Commission
- Parks and Recreation
- Beautification Commission
- Streets and Roads Commission
- Recycling and Sanitation
- Sustainable Community Workgroup
- BeLocal Mount Airy Citizens Group
- Kiwanis and other local service clubs
- Mount Airy Chamber of Commerce
- Through an open and public process, advisory opinions of Town residents and consultants

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

##### **B. Valuing communities and neighborhoods -- building upon assets and building in amenities:**

**(1) What are the key assets that exist in the community upon which the Plan's projects and initiatives will build? Assets may include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities. (Answer Space 4,000 characters)**

Mount Airy's assets include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities.

Three properties have exceptional significance; the Mount Airy Train Station, Calvary United Methodist Church, and Pine Grove Chapel. About a dozen buildings, mostly in the downtown area are designated buildings that are potential historic resources but require rehabilitation or restoration. During the Mount Airy centennial year celebration, in 1994, the town through its Mount Airy Centennial Committee in conjunction with the local Historical Society created a walking tour highlighting significant sites located in the SC.

Mount Airy owns and maintains 9 parks comprising 148.5 acres. Six (6) of these parks are located within our SC Area or are within walking distance of residents of the Area. There are also a number of county facilities (Carroll and Frederick) both public and private available to Mount Airy residents. Parks and recreational facilities are important elements of the Town's character. Attractive and accessible facilities encourage use and are symbols of civic pride. Town parks are visible and accessible from public roads. The landscaping and furnishing of park facilities are done with quality and care.

In 2008, a town survey was conducted which helped change the town government perception of public needs and wants. Approximately 80% of the residents surveyed indicate a strong preference for passive, open-space recreation to include more picnic facilities, wooded areas and hiking/biking paths, camping, etc. These preferences are now considered in addition to trying to meet the strong demand for more active, recreational sports. Long range plans for Mount Airy Parks and Recreations include: development of Windy Ridge Park, the development of a Rails-to-Trails project, acquisition of land for a future sports complex, and a recreation center for indoor sports, cultural events, and teen activities.

Carroll County provides a branch library in Mount Airy that has served the community well. There is also a Mount Airy Senior Center that is well used and adjoins the library on one side. Both of these facilities serve the Town of Mount Airy, but also the four counties surrounding the Town, which are Frederick, Carroll, Howard, and Montgomery. Planning for regional libraries are part of the Carroll and Frederick County capital improvement process and based on critical population densities.

Both the Carroll and Frederick County school systems serve Mount Airy. The students attend elementary, middle, and high schools in their respective counties. Resident children are divided between these two counties although they often live in close proximity to each other.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) What policies, initiatives or projects will reuse or enhance the historical assets, traditional business districts/Main Streets and cultural resources of the community? What actions will reinforce your community's authentic "sense of place" and historic character? (Answer Space 4,000 characters)**

In 1984, a survey was undertaken by the Maryland Historical Trust that resulted in the delineation of a Historic District in Mount Airy. This district is now listed in the National Register of Historic places. The Historic District is centered in downtown and located predominantly along Main Street. The District includes the downtown area and most surrounding older residential areas.

The Historic District comprises a cohesive group of commercial, residential, and ecclesiastical building dating from the mid to late 19th through early 20th centuries located within the corporate limits of Mount Airy. Three properties have exceptional significance; the Mount Airy Train Station, Calvary United Methodist Church, and Pine Grove Chapel. About a dozen buildings, mostly in the downtown area are designated buildings that are potential historic resources but require rehabilitation or restoration. Most other buildings, particularly residences, were rated historically significant in the survey. The historic district listing is being used to promote rehabilitation of buildings in the downtown area through tax credits, grants, and low interest loans available for historic preservation of commercial buildings.

Revitalization of the Downtown, the most significant area in Mount Airy's Sustainable Community Area, gives due consideration to historic preservation. A "Downtown Improvements" plan is being developed to suggest methods by which the historic downtown may be improved. The plan is directed at taking a comprehensive look at how to improve the Downtown area, including the potential for historic preservation and restoration, possible changes to zoning and land-use to encourage Downtown development, marketing strategies to attract new businesses, public improvements such as lighting and signage, and available grant and loan programs that may be available to execute such programs. The plan will also serve to educate residents and potential investors about future history and future growth options for the Downtown. The plan creation will involve discussion and feedback from many groups, including downtown merchants, local historians, architects or persons with related professional backgrounds, the Planning Commission, the Town Council and local residents.

Design Guidelines: Rehabilitation of Historic Properties in Town of Mount Airy, Maryland has been created to provide property owners, architects, developers, and others involved in rehabilitating existing buildings in the town's historic district with a detailed understanding of how the Secretary of the Interior's Standards for Rehabilitation should be applied to both contributing and non-contributing buildings within the district.



#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Describe policies, initiatives or projects that will increase community access to green spaces, parks and other amenities? A community can gain social and physical benefits from access to a healthy natural environment. The inclusion of complete streets, trails, green space, parks and trees contribute to the character and health of a community. Examples might include improvements to the tree canopy by planting street trees, improving local neighborhood streams, or reusing a vacant lot for a new community park or playground.***(Answer Space 4,000 characters)*

Previously, the Town had a policy of dedicating 10% of land to parks. However, in 2006, the Town's Adequate Public Facilities Ordinance was changed to reflect a requirement of dedicating 3 acres of park land for every 100 citizens, bringing the town in line with Carroll County Park standards. This new goal left the town with an immediate and significant shortfall of park land. Even with the addition of a new 88-acre park (Windy Ridge), approximately 100 additional acres are needed to meet town park needs. A new open space ordinance was adopted in the spring of 2010 that requires significantly larger amounts of open space dedication for new subdivisions of all sizes and densities.

However, there is an active search to purchase additional land specifically for a regional sports complex to make up the shortfall. The vision is that a regional sports complex off of a major artery would be the perfect complement to existing natural open space parks, neighborhood facilities, and the multi-purpose recreational area at Watkins Park.

In 2006, town residents voted overwhelmingly to overturn an annexation that included residential development that would have impacted an 88-acre plot of land on the northwest side of town. This area has since been designated as a municipal park and has a 1 1/4 mile long nature trail surrounding it. Funding was made available within the town budget for a master plan for this park in the FY2008-2009 budget. This planning process was completed in calendar year 2010 making Windy Ridge the first Mount Airy Park to be planned from the beginning. The intent is for this park to be a largely passive recreation area because of topography and limited access features through residential areas that make it most suitable for this type of use. This is consistent with the strong preferences shown in the town survey for this purpose. The development of the park is intended to occur in phases over many years. This will minimize cost and enable portions of it to be completed as community volunteer projects. Some of the features discussed so far in the planning process include camping and picnic areas, education and conservation areas for indigenous wild animals and plant-life, especially along the nature trail, a sledding hill, an outdoor amphitheater and a variety of other more passive types of recreation. This park could also house a future dog park and recreation center. The park will be designed so that the topmost level area could be used for additional ballfields in the event that the town is unable to acquire the land needed for a sports complex which is the optimal solution for additional active recreation needs.

A rails to trails right-of-way has been designated in the Mount Airy Master Plan for the last eighteen years. The actual trail pathway runs along the right of way for the old B&O railroad that went from the eastern border of town through the western border crossing the center of the downtown. This future greenways corridor will likely be completed in three phases. The first phase will run from the downtown to Watkins Park. A subsequent phase will extend from Watkins Park over MD 27 to the east and run one more mile to the main line rail line traveling east to Baltimore. This is shown in the Carroll County Comprehensive Plan to continue to Sykesville. The final phase of the rails to trails plan is to finish the trail from the downtown through to the westernmost part of Mount Airy where it will meet up with the railway to points west. The entire trail will be designated as a hiking and biking path and will link up most of the residential developments in the town along the way to make Mount Airy a walking/biking community interconnected to the downtown and to most of the town parks along water and sewer easements. The Town is now in the process of actively acquiring easements needed for the trail system.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section?** *(Answer Space 4,000 characters)*

- Mayor and Town Council
- Planning and Zoning Commission
- Economic Development Commission
- Mount Airy Main Street Association
- Historical Society of Mount Airy
- Parks and Recreation Commission
- Beautification Commission
- BeLocal Mount Airy Citizens Group

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## **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

### **C. Enhancing economic competitiveness**

**(1) What economic development policies, initiatives or projects will improve the economy through investments in small businesses and other key employment sectors? What economic development and business incentives will you build upon or implement as part of the SC Plan? Examples could include but are not limited to: green-taping for expedited project application review; permitting and inspection; job training; business tax credits; and, revolving loan funds. (Answer Space 4,000 characters)**

Mount Airy will pursue a number of new initiatives, and expand upon those efforts already in place and meeting with some success, in an effort to improve the economy within the SC Area and throughout the Town. Among the programs to be pursued or continued are: the Mount Airy Facade Program; the Main Street Program and, working with Carroll and Frederick County Economic Development Office to encourage businesses to select Mount Airy as a place to operate their businesses.

Currently we are working to identify and secure new business investment opportunities in the Town. This will be accomplished through definition of target markets for business recruitment efforts and supporting marketing and business development programs.

We are working to identify infrastructure systems that are required to meet the needs of current employers and targeted businesses. This is being done through assessing and developing criteria for utility needs for the business community of Mount Airy, determining transportation needs of current and future businesses and identifying telecommunications needs necessary for new development.

We are addressing unique development challenges within Mount Airy through the development of an existing building inventory and working with businesses on appropriate actions for reuse of major buildings as well as making businesses aware of guidelines for establishing a business in Mount Airy.

The Town is working to maintain and preserve the level of quality consistent with the vision of Mount Airy that makes Mount Airy a unique and desirable business location. This is being accomplished through the identification of qualities that make Mount Airy unique and desirable as a business location, encouraging a "work where you live concept", promote tourism marketing and coordinate review and amendment of unique standards with the Town Master Plan and other planning standards discussions.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) What workforce development policies, initiatives or projects will increase access to jobs and economic opportunity for residents in the SC Area? Do you have a goal for job creation? Are green jobs an opportunity in the jurisdiction or SC Area? (Answer Space 4,000 characters)**

The Town of Mount Airy plays a limited role in workforce development. Currently, the Town does not have an economic development staffing capacity, so it is reliant on organizations whose mission is workforce development to assist in promoting increased access to jobs and economic opportunity. While not part of the Sustainable Community Area we are pleased that we have been able to assist the Counties of Howard, Carroll and Frederick in locating a Medical Center training facility in Mount Airy.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Describe whether the Sustainable Community will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland. If impacted, how do the initiatives and projects in your Plan complement BRAC-related growth? (If not applicable, all ten points will be assessed based on answers to questions 1, 2, and 4) (Answer Space 4,000 characters)**

The Mount Airy Sustainable Community will not be directly impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland therefore initiatives and projects in our plan will not be impacted.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

- Mayor and Town Council
- Mount Airy Economic Development Commission working with the Carroll County Economic Development Office and Frederick County Economic Development Commission
- Town Staff working with Planning and Zoning Commission and the appropriate Carroll and Frederick County organizations
- Mount Airy Main Street Association
- BeLocal Mount Airy Citizens Group
- Kiwanis and other local service clubs
- The Greater Mount Airy Chamber of Commerce

**IV. SUSTAINABLE COMMUNITY ACTION PLAN****D. Promoting access to quality affordable housing.**

**(1) What housing policies, initiatives or projects will expand housing choices - rental and homeownership -- for people of a range of ages, incomes, and also for disabled individuals? How will these actions address the current housing conditions and needs noted in Section II? *(Answer Space 4,000 characters)***

A good deal of the future growth envisioned in the Town Master Plan will be oriented towards mixed-use commercial development and redevelopment of the historic downtown area and revitalization. Serious consideration will be given to balancing out the commercial and mixed-use commercial developments with a limited amount of residential occupancy. Current and future housing planned in Mount Airy ranges from single-family homes, townhouses, apartments and housing for seniors.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) Will these housing initiatives or projects increase access to transit or community walkability and/or decrease transportation costs? In other words, will the housing investments result in more people living near work or town centers, or able to more conveniently reach work, school, shopping and/or recreation?***(Answer Space 4,000 characters)*

There are two downtown projects that will be mixed-use projects and combine retail uses with condominiums and/or apartments. Due to the proximity of these downtown areas, the housing units offer walkability to many areas in Town. They have the ability to provide living units close to jobs or within walking distance to many employment opportunities. In addition, the Town offers a park and ride lot off of MD 27, to provide carpooling to job markets south of the Town in the lower lying counties of Montgomery and Howard where major job markets exist.



**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) What is your goal for of number of units to be created of affordable workforce housing, rental and homeownership? What populations (by income or special needs) will benefit from this increased access to affordable housing? (Answer Space 4,000 characters)**

The primary groups of residents that would benefit from the provision of more affordable housing in the Town are the younger population, younger families with children in primary and elementary schools, empty nesters and seniors.

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

- Mayor and Town Council
- Town Staff
- Planning and Zoning Commission

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

##### **E. Support transportation efficiency and access.**

**(1) What policies, strategies and projects are envisioned to strengthen the transportation network that affects the proposed SC Area? How will these initiatives support transportation choices (including walking, bicycling, bus or rail transit, and carpooling) or otherwise promote an efficient transportation network that integrates housing and transportation land uses? (Answer Space 4,000 characters)**

The Town of Mount Airy is considered a bedroom suburban area to the Baltimore and Washington D.C. job markets. The Town may consider van service or smaller bus service to the MARC train station in Frederick city or to the Shady Grove Metro station depending on the demand present by the Town working population. Within the Town limits, road connections as shown on the current and future Town Master Plan will continue to be supported as well as pedestrian ways between neighborhoods and the Rails to Trails pathway that will connect the Town Parks network with the historic downtown area.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) If applicable, describe the SC Area's connection or proximity to transportation centers (e.g. Metro, MARC, and light rail stations) and describe opportunities for Transit - Oriented Development (TOD). Will Plan strategies and projects contribute to jobs/housing balance or otherwise provide a mix of land uses that can be expected to reduce reliance on single-occupancy automobiles? (If transit or TOD is not applicable in your community, all points in this section will be based on questions 1 and 3) (Answer Space 4,000 characters)**

The Town of Mount Airy has a park and ride lot located on MD 27 that assists commuter to carpool to employment centers or carpool to the closest MARC and Metro Stations. The closest MARC train station is located in Frederick City, approximately 15 miles west of the Town. The closest Washington Metro Station is the Shady Grove Station, approximately 25 miles southwest of the Town. BWI airport train station is the most used train station for Town residents.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

- Mayor and Town Council
- Town Staff
- Planning and Zoning Commission
- Streets and Roads Commission
- Maryland SHA
- Carroll and Frederick County Planning Boards

## V. PROGRESS MEASURES

### For the Plan parts of section IV (A through F):

#### (1) List the specific outcomes that the Plan seeks to produce. (Answer Space 4,000 characters)

##### IV-A. Supporting existing communities & reducing environmental impacts.

- Encourage the reuse of vacant and underutilized space within the downtown.
- Encourage commercial development and redevelopment within the Sustainable Community Area.
- Reinforce historic land use pattern while encouraging compatible economic development.
- Guide development and redevelopment activities to achieve a balance of residential, commercial, industrial and mixed uses; community facilities; open space and recreational areas.
- Modernize the road system by integrating pedestrian/bikeways, updating traffic signage and lane markings, improving the traffic signal system and the street lighting system.
- Implement policies that encourage an environmental stewardship.
- Continue and expand plans and strategies that will encourage tree planting and preservation.
- Continue to encourage recycling of waste through collection and education.

##### IV- B.Valuing communities and neighborhoods -- building upon assets and building in amenities:

- Complete a balanced approach to preserving and enhancing historic and visual resources in the context of a town strategy that encourages economic development.
- Maintain and improve the visual character of gateway entrances and corridors.
- Work with State and County offices to improve the traffic flow patterns in Mount Airy.
- Continue town efforts to enhance the parks and recreational facilities

#### (2) Add to the specific benchmarks that will be used to measure progress toward these outcomes. (Answer Space 4,000 characters)

The following benchmarks have been established to measure each of the expected outcomes from the Mount Airy Sustainable Communities Plan:

- Develop a comprehensive economic development strategy.
- Foster a coordinated, public/private sector economic development strategy to promote additional growth and job creation.
- Building permits issued for renovation of residential properties
- Create job local opportunities through linkages with the area's institutions of higher education.
- Building permits issued for renovation/adaptive reuse of non-residential properties
- Utilize institutions of higher education to attract green jobs and initiatives.
- IV-B. Valuing communities and neighborhoods -- building upon assets and building in amenities:
- Deploy a broadband network that will help to make the area competitive in attracting technology-based jobs.
- Heritage tourism visitation
- Economic impacts of visitation
- IV-D. Promoting equitable access to high quality affordable housing.
- Promote a healthy, diversified housing stock for people of all ages, incomes and levels of need.
- IV-C. Enhancing economic competitiveness & access to economic opportunity.
- Number of occupancy permits for technology-related and other businesses
- Provide housing opportunities in the downtown area.
- Increase the availability of bandwidth
- Number of business startups
- IV-E. Supporting transportation efficiency and access.
- Growth in the assessed valuation of the Town's tax base
- Provide a safe and efficient transportation network, with an emphasis on improving circulation within Mount Airy and connections to outside regions.
- Growth in retail sales within the Town.
- Improve neighborhood access to trail system to allow ability to bike to work or for recreation.
- IV-D. Promoting equitable access to high quality affordable housing.
- Number and type of new housing units created via monthly permit reports.
- Enhanced directional signage system will provide for improved traffic flow and quality of travel for vehicular and pedestrian/bike users.
- IV-E. Supporting transportation efficiency and access.
- Improved pedestrian walkways at intersections to allow for safety enhancements, including signal controllers, and ADA accessibility.
- Number of trail users

**REPLACE THIS PAGE WITH**  
**LOCAL GOVERNMENT SUPPORT**  
**RESOLUTIONS**

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**SUSTAINABLE COMMUNITY APPLICATION  
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the “Department”) to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland’s Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the “Act”). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for funding in the Sustainable Community Plan. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

**I have read and understand the above paragraph. Applicant’s Initials:** \_\_\_\_\_

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Sustainable Communities Plan or Project(s) proposed in this Application can be accomplished and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

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Authorized Signature

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Print Name and Title

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Date